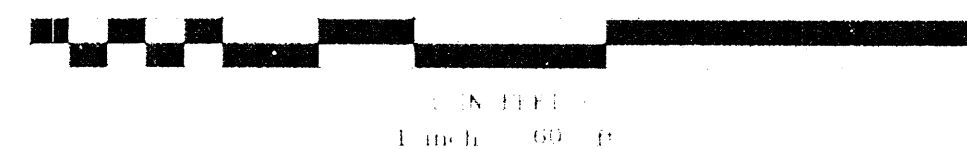


- NOTES:
1. MINIMUM SETBACKS ARE AS FOLLOWS:
A. 50' FRONT YARD
B. NO SIDE YARD
C. 20' REAR YARD
 2. A 10 FEET WIDE UTILITY EASEMENT IS REQUIRED ON ALL STREET FRONTAGE.
 3. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
 4. THIS PROPERTY IS LOCATED IN HUD IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP NO. 28033C0055 D, DATED MAY 3, 1990.
 5. IRON PINS ARE SET ON ALL PROPERTY CORNERS.
 6. ALL BEARINGS REFERENCED TO DEED BEARINGS OF 68.6021 ACRE TRACT (DB 280, PG 55).
 7. THIS PROPERTY IS COVERED BY A BLANKET UTILITY EASEMENT HELD BY MP&L (DB 33, PG 150).

SOUTHEAST CORNER OF SECTION 18,
TOWNSHIP 1 SOUTH, RANGE 6 WEST,
OLIVE BRANCH, DESOTO COUNTY,
MISSISSIPPI

18/17
19/20

GRAPHIC SCALE



OWNER'S CERTIFICATE

I, James E. Garner, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 30th DAY OF MAY, 1996.

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 30th DAY OF MAY, 1996, WITHIN MY JURISDICTION, THE WITHIN NAMED JAMES E. GARNER, ACKNOWLEDGED THAT HE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT. 4/1/93
MY COMMISSION EXPIRES: NOTARY PUBLIC

OLIVE BRANCH CITY'S CERTIFICATE

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THIS THE 1st DAY OF April, 1996.

OLIVE BRANCH MAYOR & BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THIS THE 1st DAY OF April, 1996.

MINUTE BOOK

PAGE 2
STATE OF MISSISSIPPI
COUNTY OF DESOTO
MAYOR James E. Garner

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3:30 O'CLOCK P.M., ON THE 30th DAY OF MAY, 1996, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEXES AND DULY RECORDED IN PLAT BOOK 2, PAGE 54.

CERTIFICATE OF ENGINEER

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

MORTGAGEE'S CERTIFICATE

MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROADS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE PUBLIC USE FOREVER AND RESERVE FOR THE PUBLIC UTILITIES THE UTILITY EASEMENTS AS SHOWN ON THE PLAT. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE 19 DAY OF 19.

TITLE _____ SIGNATURE OF MORTGAGEE _____

NOTARY'S CERTIFICATE

STATE OF MISSISSIPPI, COUNTY OF DESOTO
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE SAID COUNTY AND STATE, ON THE 19 DAY OF 19, WITHIN MY JURISDICTION, THE WITHIN NAMED _____ WHO ACKNOWLEDGED THAT HE/SHE IS _____ AND THAT FOR AND ON BEHALF OF THE SAID BANK, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID BANK SO TO DO.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FINAL PLAT OF SECTION "A" GARNER COMMERCIAL SUBDIVISION

SECTION 18, TOWNSHIP 1 SOUTH, RANGE 6 WEST
OLIVE BRANCH, MISSISSIPPI

SCALE: 1" = 60'
MAY, 1996

ZONING C-2
TOTAL AREA: 0.49 ACRES
TOTAL LOTS: 1; CLASS "B" SURVEY

DEVELOPER
KEVIN BAILEY
P.O. BOX 11150
WEST MEMPHIS, AR 72303

RUSSELL & COMPANY
ENGINEERS SURVEYORS
6229 HWY. 306, SUITE B
OLIVE BRANCH, MS 38664
601-893-3377

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